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**Rusthoven, Jerry**

**From:** Guernsey, Greg  
**Sent:** Wednesday, January 31, 2007 1 58 PM  
**To:** Rusthoven, Jerry  
**Cc:** Beggs, Julie  
**Subject:** FW: C14-06-0220 - Thornton Bungalows ---Postponement

FYI

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**From:** Oscar Lipchak [mailto:~~oscarlipchak@southlamar.com~~]  
**Sent:** Wednesday, January 31, 2007 1:55 PM  
**To:** Guernsey, Greg; Rusthoven, Jerry  
**Cc:** Heil, Robert; ~~blayne@stansberryengineering.com~~; ~~oscarlipchak@southlamar.com~~  
**Subject:** C14-06-0220 - Thornton Bungalows ---Postponement

Greg, I tried calling Robert Heil and his msg says he's out for the day. that's why I'm sending this request to postpone case C14--06-0220, Thornton bungalows, for at least 2 weeks, from this Thursday's, 1 February 2007, city council mtg.

SLNA is requesting this postponement in order to discuss w/in SLNA and w/ the developer the innovative, unique and, I think, positive, recommendation made by planning commission to city council last night. I've also copied, as a courtesy, the agent for the owner, Blayne Stansberry, engineer for the project.

please do not hesitate to contact me if you need any other information, Oscar V. Lipchak, (444-3173) president, South Lamar Neighborhood Association

2/1/2007

Mr. Mayor and Members of Council,

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On behalf of the Owner, the applicant formally protests the postponement request by the South Lamar Neighborhood Association (SLANA) for Zoning Case C14-06-0220, The Bungalows, located at 2206 and 2210 Thornton Street. The project consists of eighteen detached residential units with bungalow style architecture. Approximately half of the units will be relocated to the site avoiding demolition at their previous location. The bungalows will face a center landscaped area with parking on the side of the property.

The architect and engineer began discussions with the neighborhood association members in the summer of last year. At one of the meetings prior to submittal of the zoning application, some opposed any increase in zoning, others seemed receptive to the project. We informed the neighborhood of our decision to apply for a zoning change prior to submittal.

The zoning for this project has been a two-part process. The SF-3 to SF-5 was approved by Council last November. The current request for SF-5 down zoned to SF-4B is scheduled for hearing this afternoon and requested for postponement by the neighborhood association.

We have been very forthright in our efforts to address neighborhood concerns. We took the initiative to introduce conditions to be placed in the ordinance at the SF-5 stage to address parking and limit impervious cover. The SLNA added a condition to limit density to fourteen for all uses except condominium.

In addition to a conditional overlay, we have prepared a restrictive covenant that is extremely restrictive. The restrictive covenant limits impervious cover, dictates natural materials for stormwater ponds, specifies architectural elements, landscaping, lighting, parking requirements, and sidewalks. It also includes a conceptual site plan of the project.

At the recent Planning Commission hearing, a resident pulled the case from the consent agenda and protested the zoning. This resident previously indicated his opposition to the project at a neighborhood meeting prior to submittal of the zoning request but did not protest the project through SF-5B process – until last Tuesday's Planning Commission hearing on the SF-4B request.

We feel we have been extremely agreeable and made every effort address the neighborhood concerns. However, we do not wish to meet two of the neighborhood requests of limiting density to fourteen units and providing a performance bond as part of the restrictive covenant. Further discussions and negotiations resulting from postponement are unlikely to be productive. In addition, the resident in opposition has stated he will speak against the project on any date.

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Therefore, we request that you deny the postponement request by the SLNA and hear discussions of this project at today's meeting.

Thank you for your time.

Sincerely,

Blayne E. Stansberry, P.E.